



FOR LEASE

28913-28997 Woodward Avenue
Berkley, MI

Property Highlights

- 1,600 SF (32' x 50')
- 2,260 SF Endcap
- Pylon Signage Available
- Traffic Counts of 58,000 on Woodward and 17,000 on 12 Mile
- Join Crispelli's, Great Clips, and H&R Block
- Zoning: Gateway Corridor

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Property Aerial



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Exterior or Interior Photos



Leasing Plan

Woodward Avenue

2,260 SF Available	28913
Karate	28927
1,600 SF Available	28931
Advanced Physical Therapy	28933

Crispelli's 28939

BERKLEY SQUARE OFFICE & RETAIL COMPLEX

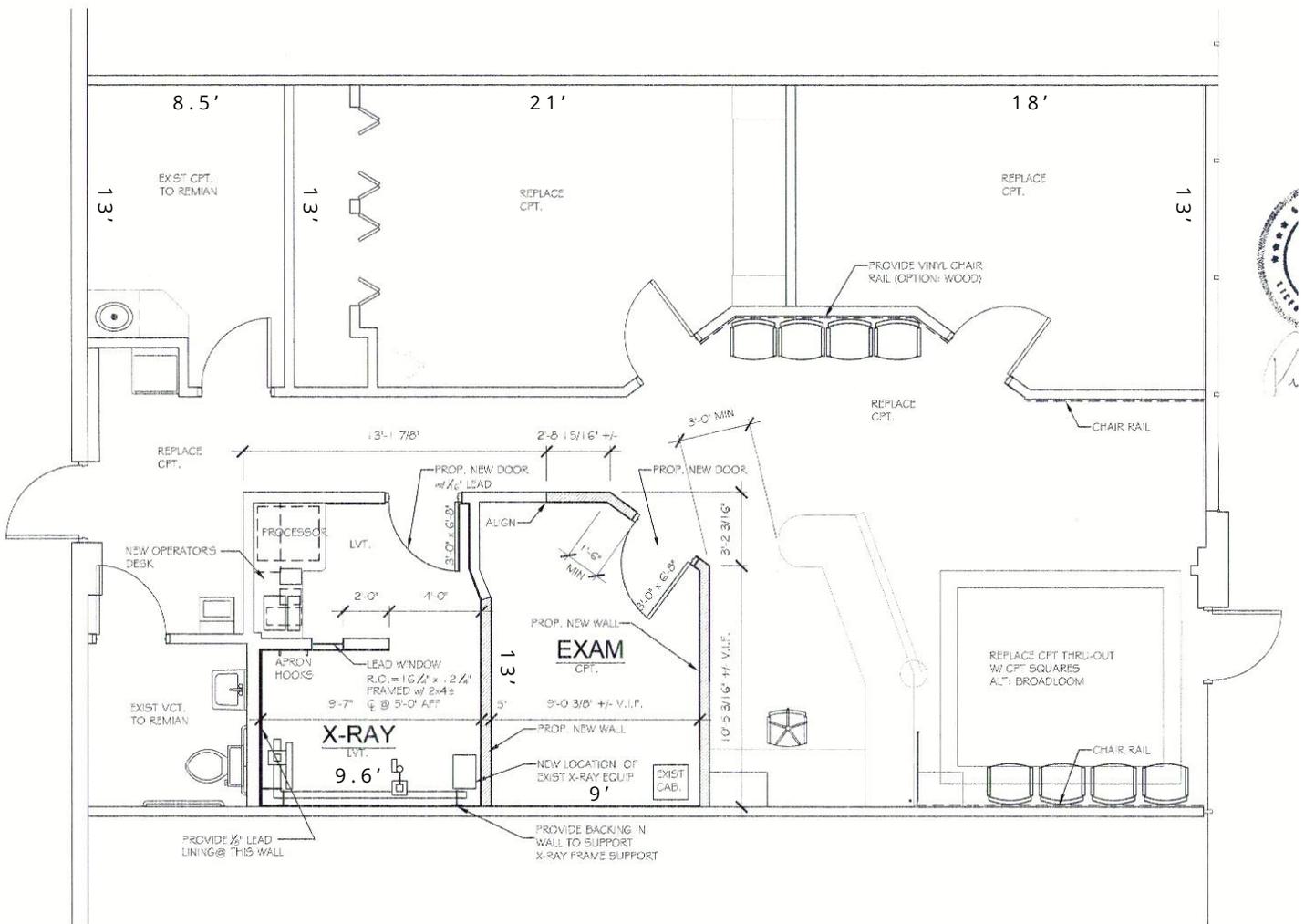
Crispelli's	28945
Uncle Andy's Pizza	28957
Mochinut	
Deluxe Dental	28969
14K Diamonds	28975
Great Clips	28983
Great Nails	28989
H&R Block	28997

12 Mile Road

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Floor Plan

28931 Woodward – 1,600 SF

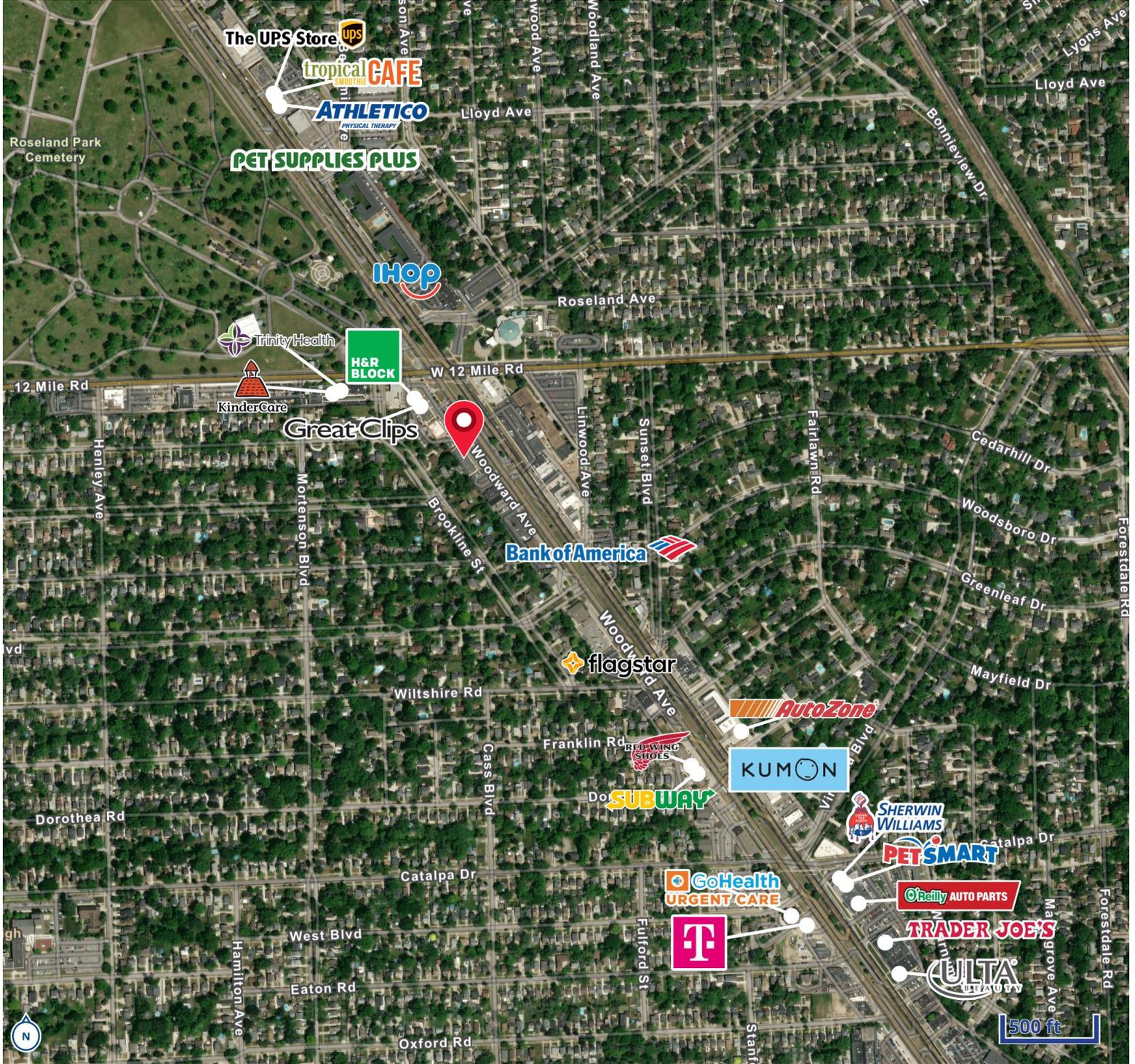


FLOOR PLAN

SCALE: 1/4" = 1'-0"

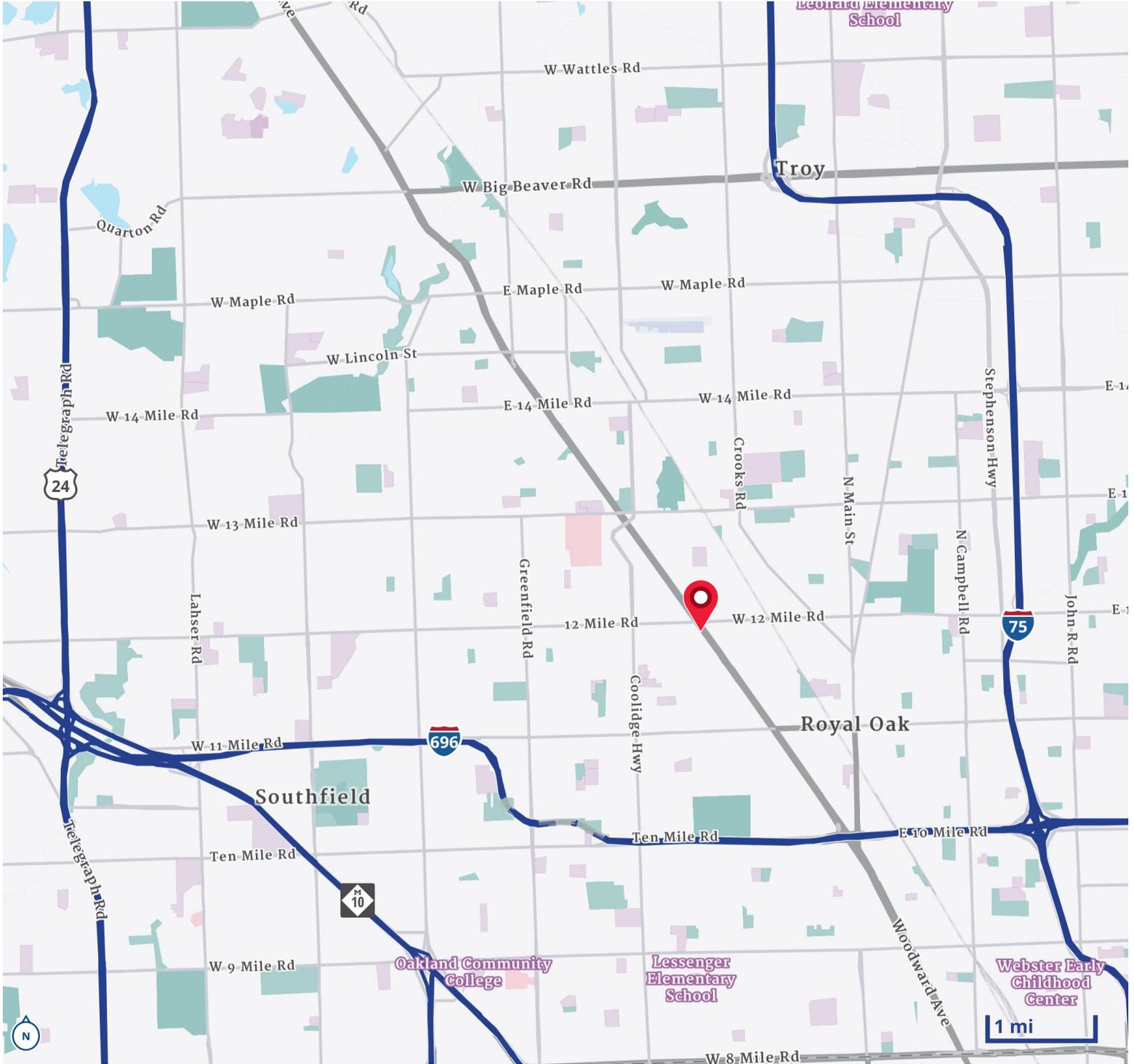
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Merchant Map



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Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,433	140,272	326,201
Total Households	7,369	64,874	147,501
Total Family Households	3,978	33,878	80,595
Average Household Size	3,978	2.15	2.19
Median Age	2.23	41.6	42.1
Population Age 25+	43.3	103,788	239,904
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.16%	0.14%	0.19%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.01%	0.30%	0.22%

5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	-0.16%	-0.09%	0.08%
Households	0.02%	0.12%	0.33%
Families	-0.09%	-0.03%	0.14%
Median Household Income	2.22%	2.88%	2.71%

CURRENT YEAR POPULATION BY SEX

Male Population / % Male	7,909 / 48.1%	67,770 / 48.3%	156,476 / 48.0%
Female Population / % Female	8,524 / 51.9%	72,502 / 51.7%	169,725 / 52.0%

INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$103,248	\$88,124	\$79,345
Average Household Income	\$136,863	\$119,555	\$112,282
Per Capita Income	\$62,416	\$55,371	\$50,803

SUMMARY BUSINESS DATA

Total Businesses	561	5,724	18,207
Total Daytime Population	12,136	129,365	383,658
Daytime Population: Workers	5,496	68,181	229,460
Daytime Population: Residents	6,640	61,184	154,198

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.